

COMMUNITY DEVELOPMENT DEPARTMENT

DETERMINING THE NEED FOR A CONSTRUCTION PERMIT



A Construction Permit is required by law for certain work. It is more than a piece of paper and a fee. It is a document that sets in place a series of events that protect your rights as a homeowner and consumer. Permits ensure the safety of the people that occupy our homes and businesses. However, not all work requires a construction permit. "Ordinary Maintenance", for example, as defined by the NJ Uniform Construction Code, does not require a permit. For more information on Permits, visit the Holmdel Building Department web page. Below is an example of the more common types of work requiring, and not requiring a Construction Permit.

WORK REQUIRING A CONSTRUCTION PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- Additions to an existing structure
- Deck
- Finishing a basement
- Enclosing a porch
- Interior alteration or renovations-Renovation of a garage or other accessory buildings
- In-ground or above-ground pool, spa, or hot tub
- New/replaced central air, furnace, boiler, water heater
- New/replaced fireplace or insert
- Generator Installation of exterior gutters or leaders
- Chimney liner, New ductwork for HVAC
- Shed larger than 200 square feet
- Installing a fence greater than 6 feet in height (All fences ALSO require Zoning)
- Underground sprinkler system
- Replacing or installing a septic system (Also requires permits from Monmouth County Board of Health)
- Upgrading the electric service
- Installing driveway light posts
- Demolition of a shed or building
- Retaining walls
- New wiring, electrical lighting or receptable outlets
- Installing any size fence surrounding a pool
- Removing or installing an oil tank
- Install a Photovoltaic (solar) system
- Electric Vehicle Charging Station

WORK NOT REQUIRING A CONSTRUCTION PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- Exterior and interior painting
- Installation, repair, or replacement of interior finishes of less than 25 percent of the wall area in a one or two-family dwelling
- Replacement of glass in any window or door
- Replacement of any window, door, or garage door in the same opening
- Replacement of any non-structural component, such as a partition railing in one or two-family dwellings
- Repair or replacement of existing roof covering on detached one or two-family dwellings
- Repair or replacement of existing siding (except polypropylene siding) on one or two-family dwellings
- Repair or replacement of any part of a deck, porch, or stoop that does not provide structural support for any roof or a portion of a building
- Installation of exterior gutters or leaders
- Replacement of hose bib valves, ball cocks, faucets, valves, traps, or fixtures with a similar fixture, provided that no change in the piping arrangement is made
- Replacement of domestic dishwashers or kitchen range hoods in dwelling units
- Installation of a burglar alarm, security system, doorbell, or plug-in landscape irrigation unit under 30 volts at one or two-family dwellings
- Replacement of ductwork
- Repair of air conditioning or furnace equipment and systems